

# \$36,300 - 701 1 Avenue Ne, Vulcan

MLS® #A1259538

**\$36,300**

0 Bedroom, 0.00 Bathroom,  
Land on 1.71 Acres

NONE, Vulcan, Alberta

Industrial lot located in the northeast industrial park in the Town of Vulcan. There is opportunity to purchase one lot, or several lots in the area, at a price much lower than larger the city. Term of sale - within 12 months from the closing date, a development agreement is to be completed, and construction on the property shall commence within 12 months of the date of the execution of the development agreement.

### Property Report

September 29, 2022



Roll Number:	090900	Mailing Name 1:	THE TOWN OF VULCAN
Owner 1:	THE TOWN OF VULCAN	Mailing Name 2:	
Owner 2:		Mailing Address 1:	BOX 360
Civic Address:	701 1 AVE NE	Mailing Address 2:	
Land Use Dist:	INDUSTRIAL I-1	City:	VULCAN
Unit/Trailer No:		Province/State:	AB
Lot:	3	Country:	CANADA
Block:	74	Postal Code:	T0L2B0
Plan:	8610505	Zip Code:	
Legal Desc:		Area (m2):	6902.13
Linc No:	0014114954	Perimeter (m):	375.77
Title No:	211256199003	Total Assessed:	18000

Long Legal Description:

PLAN 8610505  
BLOCK 74  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.691 HECTARES (1.71 ACRES) MORE OR LESS  
ATS REFERENCE: 4,24,17,5,NE

## Essential Information

MLS® #	A1259538
Price	\$36,300
Bathrooms	0.00
Acres	1.71
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	701 1 Avenue Ne
Subdivision	NONE
City	Vulcan
County	Vulcan County
Province	Alberta
Postal Code	T0L 2B0

## Additional Information

Date Listed	October 1st, 2022
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Days on Market	992
Zoning	Industrial

## **Listing Details**

Listing Office	MAGNUSON REALTY LTD
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